

140.A

0001

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

581,500 / 581,500

USE VALUE:

581,500 / 581,500

ASSESSED:

581,500 / 581,500



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
50		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	HOPKINS BENJAMIN & BROOKE
Owner 2:	
Owner 3:	

Street 1: 50 MT VERNON ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CRAVEN MCCHARLES A & -

Owner 2: EDWARDS CHANDRA M -

Street 1: 50 MT VERNON STREET #2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 2150 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7143																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	581,500			581,500		

Total Card	0.000	581,500		581,500		Entered Lot Size
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Total Parcel	0.000	581,500		581,500		Total Land:
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Source:	Market Adj Cost	Total Value per SQ unit /Card:	270.47	/Parcel:	270.4	Land Unit Type:
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Parcel ID 140.A-0001-0018.0

!10856!

PRINT

Date 12/11/20

Time 01:06:09

LAST REV

Date 04/24/20

Time 09:23:49

apro

10856

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRAVEN MCCHARLE	72279-484	2	2/28/2019		607,000	No	No		
ROMEO BRIGITTE-	60029-55		9/18/2012		427,500	No	No		
ROMEO PAUL V,	57179-381		7/22/2011	Convenience		1	No	No	
GOLDBERG LAWREN	36558-203		9/30/2002		415,000	No	No		
PALMER ROBERT	28910-307		7/31/1998		269,900	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2019		SQ Returned						JO Jenny O
5/3/2018		Measured						DGM D Mann
5/6/2000								197 PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good			CONDO CONVERSION 7/98, Building Number 1.										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: BEIGE				A Kits:	Rating:													
View / Desir: N - NONE				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1916	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdict:		Fact:	.	Floor:	2 - 2nd Floor													
Const Mod:				% Own:	57.450000763													
Lump Sum Adj:				Name:	183 - 7143													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	8	4	2					
Sec Int Wall:		%		Economic:		%		Additions:										
Partition: T - Typical				Special:		%		Kitchen:										
Prim Floors: 3 - Hardwood				Override:		%		Baths:										
Sec Floors:		%		Total:	26.4 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ:	295.00			Heating:										
Bsmnt Gar:				Size Adj.: 1.13837206				General:										
Electric: 3 - Typical				Const Adj.: 0.98000199														
Insulation: 2 - Typical				Adj \$ / SQ:	329.104													
Int vs Ext: S				Other Features: 82500														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 790074														
% Com Wall		% Sprinkled:		Depreciation: 208579				Juris. Factor:		Before Depr:	329.10							
				Depreciated Total: 581494				Special Features: 0		Val/Su Net:	270.47							
								Final Total: 581500		Val/Su SzAd:	270.47							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 140.A-0001-0018.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:			Total Special Features:								Total:		AssessPro Patriot Properties, Inc				